

# FACT SHEET

Yellowstone Club, the world's only private ski, golf and adventure community, is set amidst the grandeur of the Rocky Mountains. The Club's superior amenities, easy charm and overwhelming natural beauty present an incomparable venue for luxurious mountain living, year-round recreation, and cherished family traditions.

## - SETTING -

Yellowstone Club is nestled in the Rocky Mountains, just west of the famed Gallatin River, near the northwest corner of Yellowstone National Park. The 15,200 rolling acres that make up the Club are surrounded by 10,000-foot peaks, world-class skiing and blue-ribbon trout streams. Yellowstone Club is approximately one hour from Bozeman, Montana, giving Members and their guests access from major metropolitan areas throughout the country by way of commercial airline or private jet service.

## - PRIVATE SKI & SNOWBOARD MOUNTAIN -

Skiing and snowboarding at Yellowstone Club rivals the world's top ski resorts. With 2,700 acres of Private Powder™, the Club offers 18 lifts, 100+ trails and drops 2,700 vertical feet. On average the mountain receives annual snowfall of approximately 300 inches. World-class ski/snowboard features include:

- Trails ranging from relaxed, beginner groomed runs to steep chutes, gladed trees and miles of deep powder
- Access to an additional 5,800 acres of skiable terrain at the adjacent public ski area, Big Sky Ski Resort - creating the largest contiguous skiable terrain in North America
- Five different dining experiences on the mountain, ranging from fine dining to a 50's style diner
- A terrain park for snowboarders and skiers of all abilities
- Whimsical, kid-focused mid-mountain play area in the trees
- Expert instruction and guiding for skiers and snowboarders for all ages and experience levels

## - GOLF -

Designed by British Open and Senior Open champion Tom Weiskopf, the 18-hole course provides breathtaking vistas and is known as one of the most dramatic mountain golf courses in the world. Golf amenities include:

- Mountain contemporary clubhouse featuring world-class dining, pro shop, and Discovery Performance Center with state-of-the-art technology
- Expert instruction for golfers of all ages and experience levels

## - COMMUNITY -

Limited to 864 RESIDENT MEMBERSHIPS to protect exclusivity and exceptional, highly personalized service. Residential options include:

- One to 17 acre homesites, rustic chalets, contemporary condominiums, single-family homes, and 160-360 acre private ranches

- Many of the properties offer ski accessibility or golf course frontage and spectacular views
- The community employs a professional public safety and security staff, as well as a fully equipped Fire Department and an Emergency Medical Services team to provide immediate response to Members' needs 24/7

## - PRIVATE CLUB -

- Deferred equity membership with extended family privileges
- 864 RESIDENT MEMBERSHIPS
  - Please refer to the Membership Plan for full details on the number of total memberships
- Several dining options from gourmet to "Montana casual"
- Superior fitness facilities with personal training, tennis courts, basketball courts, paddle tennis courts, outdoor pool, spa, treatment rooms, and locker rooms
- Member retail shops for fashion, active wear and summer and winter sporting equipment
- Youth Center featuring a movie theater, rock climbing wall, indoor basketball, arts and crafts, dining, arcade games and programs just for the kids of Yellowstone Club

## - OUTDOOR PURSUITS PROGRAM -

Discovery Land Company's signature lifestyle and recreation concierge program is designed to assist Members and their guests with every aspect of enjoying their time at Yellowstone Club. Additionally, the Outdoor Pursuits team organizes group and personalized activities including:

- Hiking and mountain biking adventures inside the expansive backcountry of Yellowstone Club and the surrounding area
- High ropes course and zipline
- UTV trips
- Guided horseback riding
- Whitewater rafting and kayaking trips
- Fly fishing
- Excursions into Yellowstone National Park
- Kids' camps and field adventures
- Nordic skiing, snowshoeing, and snowmobile adventures

The Outdoor Pursuits team also offers OP Kids, daytime activities and day care.



YELLOWSTONE CLUB

P.O. Box 161097, Big Sky, Montana 59716 ^ (888)700-7748 ^ (406)995-4900 ^ [www.yellowstoneclub.com](http://www.yellowstoneclub.com)

These materials and the features and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. Obtain the property report required by applicable government authorities before signing anything. No governmental agency has judged the merits or value, if any, of this property. This material shall not constitute an offer to sell in any state where prior registration is required.





## YELLOWSTONE CLUB

### Dues and Assessments

11/01/2017 - 10/31/2018

#### Yellowstone Club Deposit and Dues

<b>Residential Membership Deposit</b>	\$300,000
<b>Annual Club Dues</b>	\$41,500/Year <i>*(Payable in two equal semi-annual payments; November 1 and May 1)</i>

<u>Annual Assessment</u>	<u>Reserve Allocation/Unit (Included in Assessment)</u>
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#### Master Association

##### **Yellowstone Club Property Owners Association**

All Lots (requirement for all YC Properties)	\$12,000	\$1,045
American Spirit Special Assessment (Snow Management)		
Completed Home/Under Construction	\$1,838	N/A
Vacant Lots	\$0	N/A

#### Sub-Associations

##### **AG Condominium Association**

All Units	\$10,669	\$1,749
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##### **Chalet Condominium Owners Association**

All Units	\$10,500	None
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##### **Constitution Condominium Association**

All Units	\$12,826	\$3,119
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##### **Golf Villas Condominium Association**

1 Bedroom	\$13,882	\$1,796
2 Bedroom	\$18,849	\$2,442

##### **HS Condominiums Association**

Units 1, 3, 5, 7	\$17,742	\$4,217
Units 2, 4, 6, 8	\$17,374	\$4,131
Units 9, 11	\$20,381	\$4,842
Units 10, 12	\$21,172	\$5,029
Units 13, 14, 15, 16	\$19,698	\$4,677

**(Additional Sub-Associations Notes and information regarding Taxes on Reverse Side)**



## YELLOWSTONE CLUB

### Sub-Associations (Continued)

	<u>Annual Assessment</u>	<u>Reserve Allocation/Unit (Included in Assessment)</u>
<b>LS Condominiums Association</b>		
Varies, dependent on size/percentage interest <i>(See Sales Associate for specific Lakeside Unit Assessment)</i>		Varies
<b>Settlement Condominiums Owners Association</b>		
All Units	\$12,264	\$5,571
<b>Sunrise Ridge Condominiums Owners Association</b>		
Duplex	\$24,600	\$6,848
Triplex	\$16,400	\$4,567
<b>The Enclave Condominiums</b>		
All Units	\$15,030	\$1,162
<b>WM Lodge Condominiums Owners Association</b>		
Varies, dependent on size/percentage interest <i>(See Sales Associate for specific WM Lodge Unit Assessment)</i>		Varies
<b>Y.C. Slopeside Condominiums Owners Association</b>		
Completed Unit	\$12,425	\$240
Vacant Lot	\$3,900	None

### Madison County Taxes

Real Estate Property Tax	Approximately equal to 1.1% of Assessed Value <sup>1</sup>
Rural Improvement District <sup>2</sup>	Estimated \$600 per year <sup>3</sup>

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<sup>1</sup> Contact Madison County Revenue Dept at (406) 843-5630 or MT.gov for more definitive information.

<sup>2</sup> For the Ousel Falls/Highway 64 Intersection, Ousel Falls Road and South Fork Road improvements and maintenance.

<sup>3</sup> Included on your Tax Bill.